

# RESIDENTIAL PROPERTY RECORD CARD

# CITY OF SPRINGFIELD

**Situs: 34 DAVISTON ST**

**Map ID: 036850007**

Class: Single Family Residence

Card: 1 of 1

Tax year 2016

## Current Owner

CARCAMO FRANKLYN R

34 DAVISTON ST

SPRINGFIELD

MA 01108

## General Information

Living Units 1

Neighborhood 1291

Alternate Id

Vol/Pg

District COS

Zoning R2

Class RESIDENTIAL



## Land Information

Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	5,000			24,650
Total Acres: 0.1148				

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
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## Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	24,700	24,700	24,700	0	24,700
Building	111,000	106,200	114,200	0	106,200
Total	135,700	130,900	138,900	0	130,900

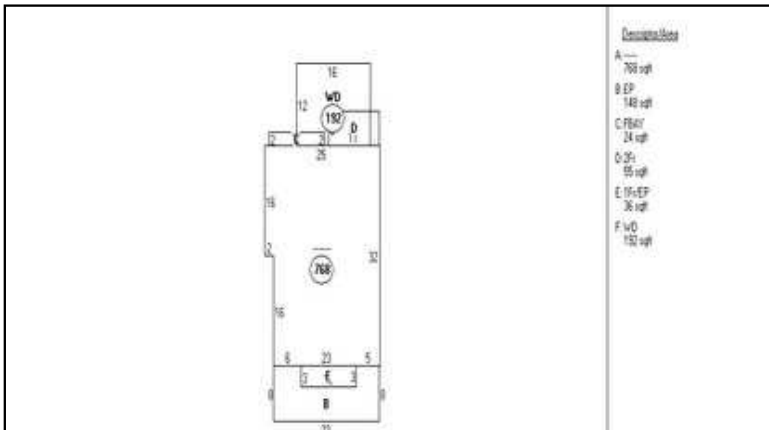
Value Flag MARKET APPROACH

**Sales / Ownership History**

<b>Transfer Date</b>	<b>Price</b>	<b>Type</b>	<b>Deed Reference</b>	<b>Grantee</b>	<b>Grantor</b>
2013-05-15	140,000	LAND + BLDG	19822/149	CARCAMO FRANKLYN R	KIRCHNER DOMINIC II TRUSTEE
2012-07-16	78,000	LAND + BLDG	19348/538	KIRCHNER DOMINIC II TRUSTEE	GUIDEWIRE INC
2002-05-17	104,900	LAND + BLDG	12332/0235	SULLIVAN & ASSOCIATES INC	PIRNIE HENRY G & DIANA M

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<b>Dwelling Information</b>			
Style	OLD STYLE	Year Built	1920
Story height	2.00	Eff Year Built	0
Attic	NONE	Ground Floor	768
Exterior Walls	ALUM/VINYL	Area	
Masonry Trim		Amenities	
		Total Living	1,706
		Area	
Color	YELLOW		
<b>Basement</b>			
Basement	FULL	Car Bsmt Gar	0
FBLA Size		FBLA Type	
Rec Rm Size		Rec Rm Type	
<b>Heating &amp; Cooling</b>		<b>Fireplaces</b>	
Heat Type	BASIC	Stacks	1
Fuel Type	OIL	Openings	1
System Type	STEAM	Pre-Fab	0
<b>Room Detail</b>			
Bedrooms	3	Full Baths	1
Family Rooms	0	Half Baths	1
Kitchens		Extra Fixtures	0
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	YES	Bath Remod	YES
<b>Adjustments</b>			
Int vs Ext	SAME	Unfinished Area	0
Cathedral Ceiling		Unheated	
<b>Grade &amp; Depreciation</b>			
Grade	C	Market Adj	0.00
Condition	GOOD	Functional	
CDU	AVERAGE	Economic	
Cost & Design		% Good Ovr	
% Complete			



Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade

Comparable Sales Summary							
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade	
030950054	2014-04-25	118,000	1,731	5	1930	C	
053300048	2013-08-29	130,000	1,663	8	1921	C	
036850007	2013-05-15	140,000	1,706	8	1920	C	
036850005	2013-07-12	127,800	1,806	8	1915	C	
112800348	2013-02-28	130,000	1,698	5	1925	C	